

**Aberdeen City Council Meeting
September 22, 2008**

Roll Call: The Aberdeen City Council Roll was called with the following results:

Present: Mayor Bennett, Council President Elliott, Councilwoman Young, Councilmen Kupferman and Hiob

Absent: None

Also Present: Phyllis Grover, Director of Planning and Community Development
Matthew Lapinsky, Director of Public Works
Randy Rudy, Chief of Police
Opiribo Jack, Director of Finance
Monica Correll, City Clerk
Doris Manner, Recording Secretary

Mayor Bennett called the meeting to order in the Council Chambers at 7:00 p.m. The prayer was led by Pastor Robert Clipp of Grace United Methodist Church and the Pledge of Allegiance was led by Boy Scout Troop # 965.

The Minutes of the September 8, 2008 City Council meeting were unanimously approved as submitted.

PRESENTATIONS:

1. Appearance & Preservation Committee Presentation of Beautification Awards by Mary Law and Caroline Curry
 - a. Eric & Maria Mitchell
 - b. Silas & Martha Aqui
 - c. William & Patricia Wilhelm
 - d. Robert & Ruth Elliott
 - e. W.C. & Bernice Bizzell

Ms. Law and Ms. Curry presented certificates to the above residents. Mayor Bennett congratulated the recipients and thanked them for taking pride in their homes and yards.

2. Girl Scout Presentation – Becky Cook, Lee Ann Brainard, and Chrissy DeHaven

Ms. Becky Cook, representing Unit 76, spoke on the ideals and goals of Girl Scouts in Aberdeen. She informed those in attendance that the cookie sale is beginning and each member of the Council was presented with a box of cookies.

3. Proclamation for Harford Crop Walk by Ms. Nancy Gavin & Pastor Clipp, Grace United Methodist Church

Mayor Bennett presented a proclamation for Harford Crop Walk Day to Ms. Gavin and Pastor Clipp. Ms. Gavin said CROP stands for Communities Responding to Overcome Poverty and has been in existence for 41 years. This event is being held to raise money for church organizations to use for disasters, and daily requirements of the needy. The 5K event will begin and end in Festival Park. Everyone was urged to get involved to help local residents. A large portion of the proceeds stays in the City.

PUBLIC HEARINGS:

1. Resolution No. 08-4, Annexation Plan for Paradise Meadows, Inc.

Ms. Grover introduced Mr. Paul Muddiman from Morris Ritchie Associates, Mr. Jeffrey Scherr, Legal Counsel, and Mr. Robert Kahoe, Legal Counsel. The property is located on Paradise Road, Harford County Tax Map 43, Parcel 228, and consists of 159.25 acres. A total of 61.74 acres is included in this total which is part of the I-95 right-of-way. The total proposed area for annexation is 220.993 acres and is currently zoned Agricultural. The following is a time line for this request: 1) Annexation Petition Amended and submitted to the City on August 2, 2006; 2) Community Input Meeting was held on February 26, 2008; 3) the Planning Commission held two meetings in February and March 2008, and made a favorable recommendation on the Annexation for R-1 Zoning with Planned Unit Development Designation; 4) an introduction was made by the Mayor and City Council on July 28, 2008; 5) the request was advertised for the 30-day Public Hearing Notification; 6) the Annexation Plan was sent to Maryland Department of Planning and the Harford County Department of Planning and Zoning for review and comments which were received by the City today.

Mr. Robert Kahoe said this plan conforms to the 2002 Aberdeen Comprehensive Plan for mixed residential density and medium density. It also complies with the 2008 Comprehensive Plan. This action will be beneficial to the City and the Community.

Mr. Paul Muddiman indicated that all of the Planning Commission comments have been addressed as well as the City's Transportation Plan. The density is under two units per acre for a mix of housing types, i.e. single family homes and townhomes. This parcel is located in the Aldino Stepney Planning Area 9. Public services include the Aberdeen Police Department, Level Fire Department, water provided by the City and/or alternatives. There will be water hook-up fees of 2.3 million dollars and sewer hook-up fees of 1.6 million dollars. Future plans include a water tower, a pumping station for the treatment plant, streets, and utilities to conform to City standards. A traffic impact analysis will be done. Schools in the area will meet the adequacy standards and active recreational facilities will be provided.

Public Comment:

1. Ms. Jane Frederick, 611 Paradise Road;

Ms. Frederick lives across from this site. She referred to the figures submitted and indicated that 1,200 cars will be added to the traffic in the area. Currently, there is excessive traffic and many accidents have occurred. The traffic is worse than Rt. 22 and Beards Hill Road. Currently, there are over 200 units available for sale in the area and the market will only get worse. There is much noise and pollution already in the area by vehicles. Children need recreation areas now. Ms. Frederick would like to see a dinner theater or similar use for future development.

2. Ms. Karen Heavey, 634 W. Bel Air Avenue;

Ms. Heavey noted that this area is contiguous only through a highway and is non-conforming to the Harford County Land Use Plan. However, it does conform to the City land use plan. She asked what the cost to the City would be for more police and added trash trucks. Currently, there is no guarantee of additional water. Ms. Heavey likes the current size of the City. Decisions should be based on what the City currently has.

3. Ms. Sherry Miller, Old Robin Hood Road;

Ms. Miller asked why annexation is needed since this area is a working farm? There will be no water guarantee within the next 3 years. Townhouses should be located near a shopping area. She asked that the area be limited to R-1 zoning. Additional recreation areas are currently needed in the City.

4. Ms. Jackie Seneschal, KCI Technologies;

Ms. Seneschal this is an opportunity for the City to look for regional transportation, water, sewer, and open space. This plan could act as a catalyst for developers to work together to unify all annexations for consistency.

5. Mr. Bob Hartman, 226 Paradise Road;

Mr. Hartman noted that the Board of Education wants the developers to donate 100 acres for schools to accommodate students coming into the area. Due to other development in the area, schools will be overcrowded.

6. Mr. Robert Price, 615 Gilbert Road;

Mr. Price is against this type of expansion. The City should not establish a pattern for annexation by using highways. Due to the location of the subject property, it is not ready for annexation.

2. Resolution No. 08-6, Annexation Plan for the Presbyterian Home of Maryland, Inc. and Vernon K. Johnson Trust Properties

Ms. Grover introduced Mr. Brad Stover, Legal Counsel, Ms. Megan Maffeo with Morris Ritchie and Associates, and Ms. Sue Shea with Presbyterian Homes. The Petition was submitted to the City on December 7, 2006 and a Community Informational Meeting was held April 29, 2008. The Planning Commission held two Public Meetings; May 8, 2008 and June 8, 2008, regarding the Annexation Petition. They will be making a favorable recommendation on this request for Integrated Business District use. The property consists of 11.552 acres and is located on Harford County Tax Map 51, Parcel 951. The Harford County Land Use Plan for this area is MO which is Mixed Office and is consistent with IBD (Integrated Business District). The existing zoning is Agricultural and is located in Planning Area 11.

Mr. Stover noted that the applicants are Presbyterian Homes, Inc. and Vernon K. Johnson Trust Properties.

Ms. Shea stated that the original request was annexed in 2004 for a Continuous Care Community. Her company has rented office space at Beards Hill Professional Center. Over 162 individuals have expressed interest in moving right into the facility once it is completed. A buffer is planned with a walking path and any other amenity the residents may suggest. Construction is scheduled to begin late in 2009.

Mr. Stover noted that the land use designation is IBD, an entrance road is proposed, and water and sewer will be financed by the developer. Ms. Maffeo indicated a 12" water line will be located at Gilbert Road. Mr. Stover feels there will be minimal impact on the surrounding area.

Ms. Grover has received comments from Harford County Planning and Zoning and the Maryland Department of Planning.

Councilwoman Young asked if there would only be one entrance. Ms. Shea said Aldino Stepney may be used in the future.

Public Comment:

1. Mr. Bob Hartman, 226 Paradise Road;

Mr. Hartman would like the City to recoup some money from the existing sewer utility.

3. Resolution No. 08-7, Scotten Property Annexation Plan

Ms. Grover stated that the property is located north of Long Drive and Gilbert Road and is on Harford County Tax Map 51, Parcel 926, Lots 3 and 4. The existing Harford County zoning is Agricultural with land use of Mixed Office for an area consisting of .434 acres. The Annexation Petition was filed in Aberdeen on October 10, 2007. The Planning Commission reviewed the Petition for Annexation in July 2008 and is making a favorable recommendation for Integrated Business District zoning. This recommendation is consistent with the County Master Plan but not consistent with the County Zoning Designation. A Community Information Session was held on June 12, 2008. Comments have been received from the Maryland Department of Planning and Zoning.

Mr. Brad Stover, Mr. Nick Conits, the Scotten Family, and Mr. Mitch Ensor with Bay State Land Services were introduced. Mr. Stover said there are currently no planned improvements. The property is located in Planning Area 11 and the request is for an Integrated Business District. There will be minimal public facilities impact and security cameras, City water, and City sewer will be paid by the developer.

Mr. Ensor explained that water lines are currently on Gilbert Road and sewer is available from Ripken stadium and easements are present for that extension. The 952 Gilbert Road Annexation was approved by the Council in August, 2008.

Public Comment:

1. Ms. Sherry Miller, 2017 Old Robin Hood Road;

Ms. Miller asked for clarification on the cameras mentioned due the area becoming high crime. Mayor Bennett said the cameras are the ones required by the City for commercial areas.

4. Ordinance No. 08-9, Amendment to Chapter 63, Environmental Control and Property Maintenance

Ms. Grover stated that by enacting this Ordinance, the existing Chapter 63 of the Environmental would be repealed. The original document was codified in 1990 and the action tonight is to update it. Numerous other jurisdictions have enacted similar ordinances. Currently, the City has only one enforcement officer. Meetings have been held with members of the Council and some have concerns and some support

this document which is for owner occupied structures. This Ordinance provides for better enforcement measures and is very extensive. Ms. Grover said the Department of Planning and Community Development supports this document.

Public Hearing:

1. Ms. Karen Heavey, 634 W. Bel Air Avenue;

Ms. Heavey feels there is a need for this legislation but this document needs much more work. It is hard to read and compare to existing legislation. There are some things missing from the Code, i.e., occupancy limits, tables, etc. She will submit her suggestions in writing.

2. Mr. James Lambrose, James Run Road;

Mr. Lambrose is concerned with this document due to the power it gives to the City. He asked how the enforcement would be paid for. The measure should be put to referendum and not go forward as an Ordinance at this time. There are many items which will be costly to residents to replace or repair.

3. Mr. Robert Price, 615 Gilbert Road;

Mr. Price said this document gives the government extreme power over residents who cannot afford to fix their homes. There are political aspects to these issues.

PUBLIC COMMENT:

1. Mr. Tom Buonaugurio, 469 W. Bel Air Avenue;

Mr. Buonaugurio said he chairs a Military Vehicle Rally as a fund raiser for the museum at APG. There are 4,000 to 5,000 participants and the event is held on the Ripken parking lot. His organization pays Ripken \$5,000 for using the parking lot. This year, Tufton has other plans for the parking lot. He is asking the City to step in and rent the parking lot to his organization since it owns Ripken Stadium. The event will be held May 5 – 10, 2009.

LEGISLATIVE SESSION:

1. Resolution No. 08-10, Glengarry Annexation Plan (Introduction)

The Resolution was introduced and Mayor Bennett said it will be scheduled for a Public Hearing in the future.

BUSINESS OF THE COUNCIL:

1. Unfinished Business – None
2. New Business – None
3. Business from the Director of Planning and Community Development

Ms. Grover informed everyone about a Dedication Ceremony Saturday at 2:00 p.m. at Festival Park for the Watchman Shed which has been restored by the Aberdeen Heritage Trust.

A. Preliminary Site Plan for Windy Hill Business Park

This plan will include a medical clinic and a bank. It is located off of Hospital Way and Beards Hill Road and was approved by the Mayor and Council in 2005. It consists of 27,350 sq.ft. All former comments by DPW have been addressed.

Mayor Bennett asked the individual dimensions. Ms. Grover said the bank will be 3,500 sq. ft. and the medical clinic will be 6,875 sq. ft.

Council President Elliott questioned the water availability. Mr. Lapinsky said the developer received the water allocation note.

Councilwoman Young asked about the added traffic to the area. A traffic study has been done and improvements to Beards Hill Road will address any future traffic issues.

Councilman Kupferman said this is a great project for the City because medical care is badly needed.

Council President Elliott agrees with Councilman Kupferman on the need for medical care.

Mr. Lapinsky asked the Council to give conditional approval with all Public Works comments being addressed on the water availability issue.

A motion was made by Councilman Kupferman and seconded by Council President Elliott to approve the Preliminary Site Plan for Windy Hill Business Park conditionally pending the solutions to Public Works concerns.

The motion was passed with a vote of 5 – yes.

4. Business from the Chief of Police

Chief Rudy alerted residents to the fact that there was a situation involving people impersonating DPW employees. This resulted in a home invasion.

Mayor Bennett noted that all City employees will be getting new identification badges and the residents should ask to see them.

Chief Rudy reported that two members of the Police Department received recognition from Bible Baptist Church.

5. Business from the Director of Finance – None

6. Business from the Director of Public Works

Mr. Lapinsky reported on the following projects:

- Plater Street Pumping Station should be on line this week
- Bush Chapel Road gutters are being replaced
- There are additional problems with W. Bel Air Avenue water work
- Gunnison water relocation is costing more than budgeted

Mr. Lapinsky thanked the Koskos and Mr. Miller for their work on HB 1141.

A. Budget Amendment – Water Project

Mr. Lapinsky noted that this requested action involves a carryover from last year's budget. It includes three additional projects as indicated on the handout.

Mayor Bennett said this money is from the loan last year to bring funds forward.

A motion was made by Councilman Hiob and seconded by Councilman Kupferman to approve Budget Amendment – Water Project in the amount of \$2,781,271.40.

The motion was passed with a vote of 5 – yes.

B. Bid Approvals

Mr. Lapinsky said this action is for Bid approvals. His department has been working with vendors and some reductions have resulted. Details are provided in the handout to the Council.

Councilman Kupferman asked if these funds are in the Budget.
Mr. Lapinsky said they were.

A motion was made by Councilwoman Young and seconded by
Councilman Hiob to approve Chemical Bids to the Department of Public
Works as detailed on the handout.

The motion was passed with a vote of 5 – yes.

Mr. Lapinsky asked Residents to call City Hall if they are in doubt about any of
City employees identification.

7. Business from the City Manager – None

8. Business from the Council

Councilwoman Young thanked residents for the comments on pending issues. She
mentioned that the Harford Cable Network broadcast schedule is available for the
meetings. Ms. Grover was thanked for her review last week. The revisions cover
home ownership and community pride.

Councilman Hiob is looking forward the Presbyterian Home project. He mentioned
that Mr. Litke is initiating a project for improving trash collection and recycling
program. Councilman Hiob will be attending an Awards Ceremony at the Richlin
Ballroom on behalf of the City. Due to the fact that there are many annexations
coming on the Agenda, all applicants are being asked to work together. Reference
was made to an article in the Record on August 8th.

Council President Elliott mentioned an Exercise class which will start in October at
the Senior Center. She asked the status of the following: a) street sweeper – the
City is waiting for a delivery date, b) WaWa – no preconstruction permits have been
obtained, c) Happy Harry's – permits were obtained earlier.

9. Business from the Mayor

Mayor Bennett said the City is diligently reviewing water options and he is keeping
the Council informed. The St. Joan of Arc Freedom Walk and Program was a great
success. He attended the Unity in the Community event along with many residents.
Mayor Bennett also attended the Grand Opening of the Swan Creek Shopping
Center. Meetings were held with the Chairman of the Economic Development
Committee. There was a bus tour for people from Ft. Monmouth and a luncheon at
Bulle Rock. He attended the 5th Anniversary Celebration of True Joy Ministries.

PUBLIC COMMENTS:

1. Mr. Bob Hartman, 226 Paradise Road;

Mr. Hartman asked the City to do more to rid Festival Park of undesirable people.

2. Ms. Jane Frederick, 611 Paradise Road;

Ms. Frederick said water has been present on Paradise Road since the 1940's.

3. Ms. Anna Nixon, Riverside;

Ms. Nixon asked why Law Street should be cleaned when Riverside is not. She was told Riverside was not in the City

PUBLIC COMMENTS:

- Harford Crop Walk for Hunger, Saturday, October 11th at Festival Park
- Dedication of the Watchman Shed, September 27th at Festival Park
- Council Work Session, Monday, September 29th at 4:30 p.m.
- Council Meeting, Monday, October 13th at 7:30 p.m.

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.